



Flathead County Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

PETITION FOR ZONING AMENDMENT

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ \$2,240.00 Fee \$60.00 adjinur

APPLICANT/OWNER:

1. Name: Flossie Caverly & Daniel & Susan Schraeder Phone: _____
2. Mail Address: 630 MC CAFFERY RD and 770 MC CAFFERY
3. City/State/Zip: Bigfork, MT 59911
4. Interest in property: Owners

Check which applies:



Map Amendment



Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Montana Mapping Associates Phone: 406-752-3539
Mailing Address: 285 1st Avenue EN
City, State, Zip: Kalispell, MT 59901
Email: blaidlaw@hotmail.com

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

- A. What is the proposed zoning text/map amendment?

The proposed map amendment to change the current zoning designation of AG-40 to SAG-10.

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 630 & 770 of MC CAFFERY RD
B. Legal Description: 1A and 1AB

(Lot/Block of Subdivision or Tract #)

Section 27 Township 19N Range 07W

Section Township Range

(Attach sheet for metes and bounds)

- C. Total acreage: approximately 46.5 acres
D. Zoning District: Echo Lake
E. The present zoning of the above property is: AG-40
F. The proposed zoning of the above property is: SAG-10

- G. State the changed or changing conditions that make the proposed amendment necessary: Multiple residences were constructed on a single tract prior to the implementation of zoning. The landowners want to be able to separate the ownership.

HOW WILL THE PROPOSED CHANGE ACCOMPLISH THE INTENT AND PURPOSE OF:

- A. Promoting the Growth Plan The growth policy and the applicable neighborhood plan both designate the area as agricultural. A change to SAG-10 is consistent with promoting those goals. A change SAG-10 will also allow the existing residences to become conforming.
- B. Lessening congestion in the streets and providing safe access. The proposed change would allow a maximum of 4 additional residences on the subject land. (see clustering provisions). McCaffery Road is paved and well-maintained. No measurable congestion increase would occur.
- C. Promoting safety from fire, panic and other dangers The subject property fronts on McCaffery Road, which is well-maintained and provides excellent access for emergency services. The residents would be reasonably safe from the above-listed dangers.
- D. Promoting the public interest, health, comfort, convenience, safety and general welfare Public health, safety, and general welfare will be promoted by bringing the grandfathered residences into conformance. The setbacks, permitted and conditional uses, and bulk and dimensional standards of SAG-10 zoning are all intended to promote the above-listed items.
- E. Preventing the overcrowding of land As stated in response B the proposed change would provide for a modest increase in density. The prospect of six residences on 40 acres fronting on a county road could hardly be termed overcrowding.
- F. Avoiding undue concentration of population See responses B and E. Undue population concentration is practically impossible in a SAG-10 district.
- G. Facilitating the adequate provision of transportation, water, sewage, schools, parks and other public facilities The subject land lies within the Bigfork School District and is served by the Bigfork School bus system. Individual wells and septic systems are used by this and surrounding properties without difficulty or problems. McCaffery Road is paved and well-maintained by Flathead County. Public recreation sites are available within reasonable travel distances.

JAN 19 2010

H. Giving reasonable consideration to the character of the district The SAG-10
designations is in harmony with the traditional rural/agricultural use of this and surrounding properties. The 10-
acre minimum parcels that could be created are also consistent with surrounding properties.

I. Giving consideration to the peculiar suitability of the property for particular
uses The properties in question have been held by the same family for nearly a century. It has
always been used as pasture and for homestead/residential purposes. SAG-10 definitions and permitted
uses are a hand-in-glove fit for these properties.

J. Protecting and conserving the value of buildings
The existing structures would not be diminished in value of function by this change. Any future construction
would be governed by SAG-10 standards which are intended to protect existing as well as new construction.

K. Encouraging the most appropriate use of land by assuring orderly growth
See responses B, D, G, and I

*The signing of this application signifies approval for the Flathead County Planning & Zoning staff
to be present on the property for routine monitoring and inspection during approval process.*

Daniel C. Schraeder
Susan E. Schraeder
Owner/Applicant Signature(s)

1-19-10
Date

H. Giving reasonable consideration to the character of the district _____

I. Giving consideration to the peculiar suitability of the property for particular
uses _____

J. Protecting and conserving the value of buildings _____

K. Encouraging the most appropriate use of land by assuring orderly growth

*The signing of this application signifies approval for the Flathead County Planning & Zoning staff
to be present on the property for routine monitoring and inspection during approval process.*

Sherry Flaming L. Canady 12-18-09
Owner/Applicant Signature(s) Date

JAN 19 2010

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